

Châtillon (92) near Clamart – Renovated 1-Bed Apartment (T2) – 37 m² with unobstructed view of Paris.
EPC: D

EXCLUSIVE



INFORMATION

Town:	Châtillon
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	37 m ²
Plot Size:	0 m ²

IN BRIEF

Sole agency - Châtillon (92320) - Rue Pierre Brossolette. Located on the 2nd floor of a 1930s building with a perfectly maintained staircase, one bedroom apartment (T2), completely renovated in early 2025 (18,000€ worth of work), in a small building with common areas renovated in 2024. Living room, bedroom, separate kitchen, shower room and separate toilet. Large cellar. Energy rating: D, GES: A.

Ready to move into, with a beautiful unobstructed view of the garden and Paris (Montparnasse Tower and Sacré-Cœur visible). Low maintenance charges of around 80€/month.

The advertised price corresponds to a possible first offer price, including negotiation fees. Participation in this interactive sale by auction is subject to prior viewing and approval.

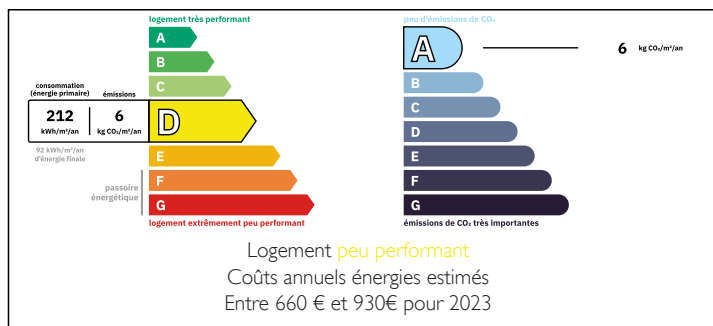
Contact for information, floor plan, virtual tour and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

Chatillon (92320), 80 rue Pierre Brossolette. Located on the 2nd floor without a lift in a 1930s building, Leggett Immobilier offers you the opportunity to purchase this fully renovated one-bedroom apartment (T2), updated in January 2025 (€18,000 in renovations). Nestled in a small co-ownership of about twelve apartments, the communal areas were renovated in 2024, offering a pleasant living environment.

Floor plan, virtual tour, and photos available.

Move-in Ready Apartment with Open Views

This quiet and well-located apartment offers a clear view of the garden and Paris, including the Montparnasse Tower and Sacré-Cœur. Ideal for first-time buyers or investors, with low maintenance costs of approximately 80€/month.

LOCAL TAXES

Taxe foncière: 640 EUR

Taxe habitation: EUR

Property Details (36.6 m² Carrez law) :

- Entrance (3 m²)
- Bright living room (12 m²)
- Spacious bedroom (13 m²) with mirrored wardrobe
- Brand-new fitted kitchen with a new sink, vitroceramic cooker with multifunction catalytic oven, 180 cm fridge-freezer, and space for two washing machines
- Shower room with a window
- Separate WC

NOTES

Quality Features:

- + Reinforced security door
- + Solid oak flooring
- + Recent electric heaters
- + PVC double glazing
- + Internal thermal insulation on all walls
- + Good energy efficiency – EPC: D rating
- + 7 m² cellar with a 3-metre-high ceiling and an earth floor

Transport & Amenities:

- + Tram T 6 connects to Metro Line 13 (Châtillon-Montrouge) or Tram T 10